
From: manjinder.sehmi@hertfordshire.gov.uk
Sent: 04 October 2018 18:11
To: Planning
Subject: Planning application 6/2018/1996/FULL - 77 Brookmans Avenue

District ref: 6/2018/1996/FULL
HCC ref: WH/264/2018
HCC received: 18/09/2018
Area manager: Manjinder Sehmi
Case officer: Manjinder Sehmi

Location

77 Brookmans Avenue
Brookmans Park
Hatfield
AL9 7QG

Application type

Full application

Proposal

Erection of 8 x self contained apartments with a proposed lower ground floor car park following demolition of existing dwelling

Decision

Notice is given under article 18 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that the Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission.

The proposal consist of erection of 8 x self contained apartments with a proposed lower ground floor car park following demolition of existing dwelling.

The proposed access is from Brookmans Avenue, which is a private road in the residential area of Brookmans Park. There will be parking for 15 cars via a 3.5m driveway down at the basement level. There is however no provision for cars to stop if vehicles are existing from basement car park.

In terms of sustainability, the site is 0.8 miles from the nearest train station (Brookmans Park), and 0.5 miles of local access to the bus network. No aspect of the design prevents the use of sustainable modes of transport such as walking or cycling with footways locally to serve the site.

The impact from the additional trip generation as a result of the development is unlikely to be significant within the wider highway network. I therefore do not consider that the proposal shall have any material impact on highway safety / capacity, and therefore present no objections.

Manjinder Sehmi

Date 04/10/2018

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